



13

Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: NATHAN WILLIAMS, PLANNER II, *NW*
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: APRIL 2, 2014

SUBJECT: UP14-02: CLASSICS AND FINE ARTS HIGH SCHOOL: A
CONDITIONAL USE PERMIT FOR APPROXIMATELY 7.1 ACRES OF
REAL PROPERTY LOCATED AT THE SOUTHEAST CORNER OF
RECKER ROAD AND WARNER ROAD TO ALLOW A SCHOOL,
PUBLIC OR PRIVATE, LARGE SCALE USE IN THE COMMUNITY
COMMERCIAL (CC) ZONING DISTRICT WITH A PLANNED AREA
DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Community Livability

Allow for a diversity of uses in the Town and allow a Public Charter School, Large Scale, in the Community Commercial (CC) zoning district.

RECOMMENDED MOTION

Make the Findings of Fact and Approve UP14-02, Classics and Fine Arts (CAFA): A request for a Conditional Use Permit to allow a Large Scale Public Charter School in the Community Commercial (CC) PAD zoning district on 7.1 acres of property, located at the southeast corner of Recker Road and Warner Road, subject to conditions.

APPLICANT/OWNER

Bowman Consulting
George Swarstad/ Troy Peterson
3010 S. Priest Drive, Suite 103
Tempe, AZ 85282
V: 480-629-8830
gswarstad@bowmanconsulting.com

CAFA Gilbert Investments, LLC
775 West 1200 North, Suite 100
Springville, UT 84663
V: 801-489-9535
E: mmorley@m-13.com

BACKGROUND/DISCUSSION

History

October 5, 2004	Town Council adopted Ordinance No. 1597 in rezoning case Z03-44 creating the Copper Ranch Planned Area Development (PAD).
May 22, 2007	The Town Council adopted Ordinance No. 1956 in rezoning case Z07-35 that changed the zoning designation of the entire acreage to conform to the designations in the Land Development Code (LDC).

Overview

Classics and Fine Arts (CAFA) High School is a grades 9-12 Charter High School with 29 classrooms, a 500 seat auditorium, multi-purpose room and offices (800 total students maximum). The high school is proposed on a 7.1 acre site at the southeast corner of Recker Road and Warner Road. The project includes one (1) overall building, with basketball court and exterior eating area, and athletic field located on the southeastern portion of the site. The main parking lot for students will be located on the northern portion of the subject site. There are a total of three (3) access points into the school site.

The subject site is zoned Community Commercial (CC) zoning district with a Planned Area Development (PAD) overlay and is currently undeveloped. The Community Commercial (CC) zoning district lists Schools, Public and Private “Small Scale” (under 5 ac.) as permitted uses and “Large Scale” Schools (5 ac. or larger) as conditional uses. The applicant has prepared a site plan for the 61,580 sq. ft. (2-story) school on a 7.1 acre subject site, which shows that the proposed development will exceed 5 acres in area and thus fall into “Large Scale” school category, which requires a Conditional Use Permit.

Site Plan:

The proposed 2-story school building is located in the southwestern portion of the subject site. The site plan provides three (3) ingress/ egress points: one (1) right-in/ right-out at Recker Road on the southwest portion of property; two (2) ingress/ egress points on Warner Road, one full-motion from Warner Road and Swallow Lane; and one (1) right-in/ right-out at Warner Road and the north-central portion of property.

Parent and student access will be from the two (2) access points on Warner Road. Bus access will only be from Recker Road in order to reduce conflicts between buses and parents picking up and dropping off students. Egress for the facility will be via all three (3) access points. A number of students will be bused to the school, which is a key component to the proposed Traffic Impact Analysis. The Town Traffic Engineer has approved of the Traffic Impact Analysis with a condition related to the minimum number of students to be bused to the school.

Student drop-off/ pick-up and queuing lanes will be provided on the north, east and south portions of the school building via a main circulation aisle around the building and playfield on the site. Student drop-off and loading will be located on the south side of the proposed school building. The proposed main parking lot will be for employee and student parking. Bus drop-off and loading will be on the northern portion of the building. Additionally, a 50'x250' landscape setback is provided on the subject site at the southeast corner of Recker and Warner Roads, as required by the Land Development Code (LDC).

Required parking per LDC Article 4.2 for 29 classrooms at the High School level is 7 parking spaces per classroom. The required parking would therefore be 203 spaces for the subject site; the applicant has provided 203 parking spaces for the proposed 29 classrooms (grades 9-12).

Surrounding Land Use & Zoning Designations

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Community Commercial (CC)	CC	Warner Road then undeveloped
South	Residential > 5-8 du/ac	SF-D	Recently approved Copper Ranch PAD (107 lots)
East	Residential > 5-8 du/ac	SF-D	Recently approved Copper Ranch PAD (107 lots)
West	Community Commercial (CC)	CC	Recker Road then CAFA Academy (K-8)
Site	Community Commercial (CC)	CC	Undeveloped

TRAFFIC IMPACT

All access, circulation, traffic flows, stacking and parking for the High School use on the subject site has been reviewed by the Town of Gilbert Traffic Engineering Division. Staff notes that the Traffic Engineering Division has approved Traffic Impact Analysis (TIA) and Circulation/ Site Plan submitted for the project, per the conditions noted below.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

Staff has not received any comments from the public at the time this report was written.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site on March 12, 2014, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

FINDINGS

The Planning Commission is required to make four findings in order to approve a Conditional Use Permit. The four required findings are listed here, along with the reasons why staff believes that the findings are or are not met in this case. These findings are:

- 1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.***

The Classics and Fine Arts (CAFA) Charter High School appears to be a suitable use on the 7.1 acre site. The proposed Charter School should not be detrimental to the health, safety or welfare of persons working or residing in the vicinity as all parking and circulation for the use is projected to be maintained on the subject site itself, which will help to eliminate any overflow parking in adjacent residential neighborhoods. The utilization of busing students to the school will help to ensure a reduction in the number of vehicles driving to the site. The proposed high school is grades 9-12, which will only have occasional outdoor after school events. The use also provides a suitable need for the community and will serve as another school option for Gilbert residents.

- 2. The proposed use conforms to the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.***

The Community Commercial land use category of the General Plan provides for a variety of uses including schools and educational facilities to serve the surrounding community. The proposed educational use and its location on the site are designed to mitigate the potential impacts on adjoining uses by providing adequate buffers, traffic circulation patterns for student drop-off and pick-up and connectivity. The proposed site improvements will also include off-site street improvements for the suitable operation of the proposed Classics and Fine Arts (CAFA) High School facility.

Staff is of the opinion that the use and the proposed site plan provides adequate development standards and appropriate design solutions to adequately reduce any adverse impacts on the area and therefore meets the policies contained in the General Plan.

- 3. The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.***

The proposed Large School facility conforms to the requirements of the Land Development Code. All State and Federal requirements appear to be met. Other development requirements

related to the circulation pattern, student drop-off and pick-up, parking, open space areas and buffers are met and depicted on the site plan for the school.

4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

The use permit request for a Large Scale School does not unreasonably impact or interfere with the use and enjoyment of neighboring properties since the site will be predominately self-contained. The Town Traffic Engineer has approved the Traffic Impact Study and the majority of the site will utilize internal vehicle circulation and will connect with the driveways intersecting the adjacent arterial streets. In accordance with the Traffic Impact Analysis and Circulation Map, the future adjoining residential properties will experience minimal traffic impacts with shared use of Swallow Lane on the eastern side of the school site.

Parking screen walls are provided along the north and west parking areas. Retention, landscape areas, and outdoor play areas will help to further buffer the school building and guest/ parent parking areas and drive-lanes from the residential uses to the south and east.

A Traffic Impact Assessment (TIA) has been prepared, evaluated and approved by the Town Traffic Engineering for the site and the traffic circulation patterns, student pick-up and drop-off and necessary off-site modifications. The Town of Gilbert Traffic Engineer has approved the Traffic Impact Analysis (TIA) and Circulation/ Site Plan per the conditions noted below. Staff believes the project meets the four findings required for granting the Conditional Use Permit.

STAFF RECOMMENDATION

Move to make the findings of fact and approve UP14-02 Classics and Fine Arts High School: a Conditional Use Permit to allow a Large Scale School in the Community Commercial (CC) PAD zoning district on 7.1 acres of property, located at the southeast corner of Recker Road and Warner Road, subject to the following conditions;

1. The Classics and Fine Arts High School shall be in substantial conformance with the Site Plan and Traffic/ Circulation Plan shown in Attachments 4 and 5, as approved by the Planning Commission at the April 2, 2014.
2. The Classics and Fine Arts High School shall submit a letter prior to the start of school each year that updates any changes to the Traffic/ Circulation Plan for the subject site.
3. The Classics and Fine Arts High School shall implement all on-site and off-site infrastructure improvements required by the approve Traffic Impact Analysis.
4. Once the school has an enrollment of greater than 500 students, the school will annually report to the Town of Gilbert Traffic Engineering Division about the number of students utilizing both private vehicles and the bus provided by the school. If the number of students arriving by vehicle is greater than 500, a new traffic study shall be conducted with mitigations and submitted to the Town Traffic Engineer for approval.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Nathan Williams', with a stylized, cursive script.

Nathan Williams
Planner II

Attachments:

1. Findings of Fact
2. Notice of Public Hearing
3. Aerial Photo
4. Site Plan
5. Traffic/ Circulation Plan
6. Project Narrative (4 pages)

FINDINGS OF FACT

UP14-02 Classics and Fine Arts High School, for a Large Scale School in the Community Commercial (CC) PAD zoning district on 7.1 acres of property, located at the southeast corner of Recker Road and Warner Road. Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of the project:

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;
2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council;
3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements; and
4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

Notice of Public Hearing

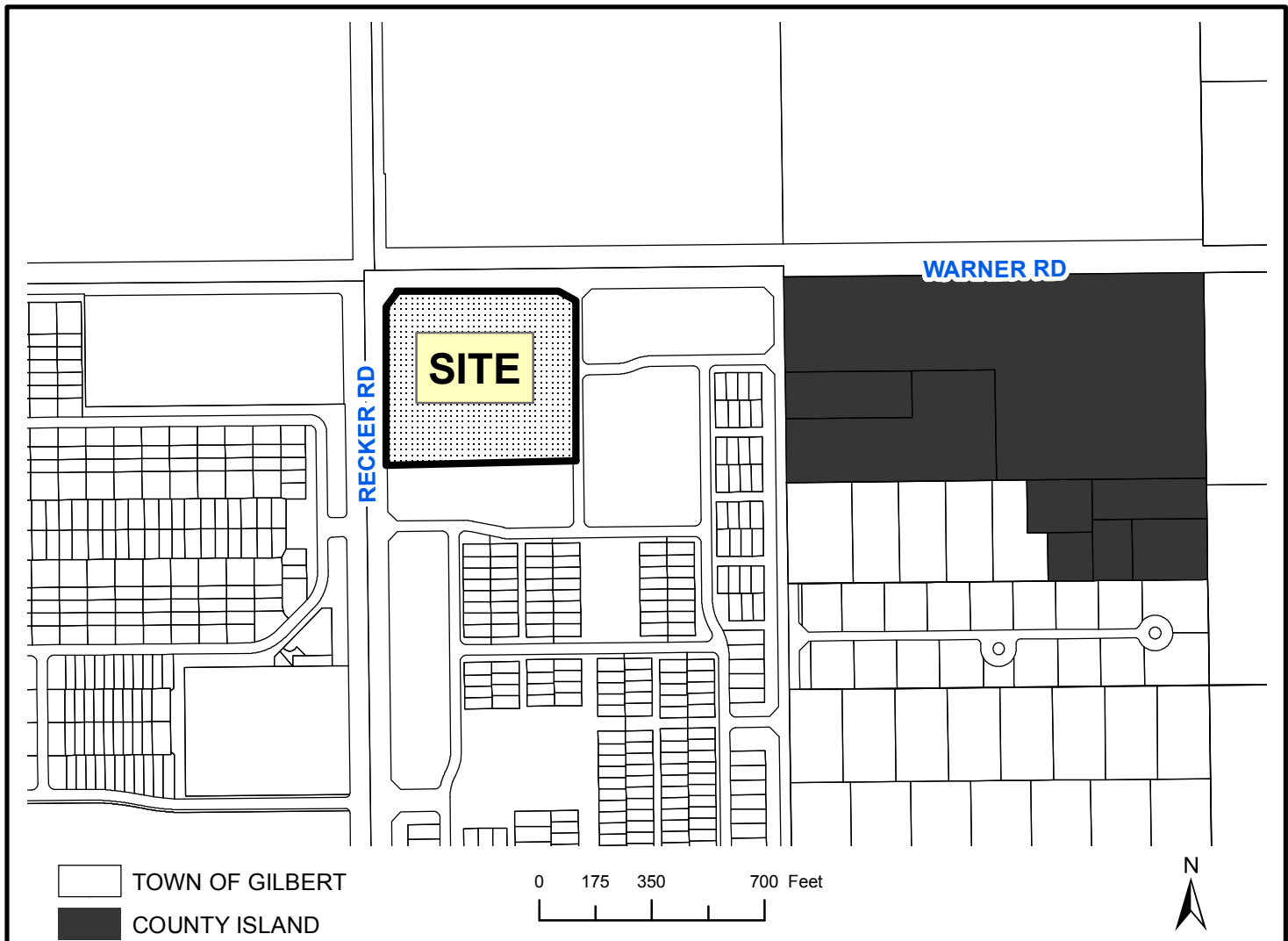
PLANNING COMMISSION DATE:**Wednesday, April 2, 2014* TIME: 6:00 PM****LOCATION: Gilbert Municipal Center
50 E. Civic Center Drive
Gilbert, Arizona 85296**

* Call Planning Department to verify date and time: (480) 503-6700

REQUESTED ACTION:

UP14-02: Classics and Fine Arts High School: Request to approve a Conditional Use Permit for approximately 7.1 acres of real property located at the southeast corner of Recker Road and Warner Road to allow a School, Public or Private, Large Scale use in the Community Commercial (CC) zoning district with a Planned Area Development Overlay (PAD) zoning district, subject to conditions to limit or address compatibility with adjoining uses related to the site plan, circulation, and traffic impacts.

* The application is available for public review at the Town of Gilbert Development Services division M-Th-7:00-6:00.

**APPLICANT: Bowman Consulting
CONTACT: George Swarstad
ADDRESS: 1295 W. Washington St. #108
Tempe, AZ 85281****TELEPHONE: 480-629-8830
EMAIL: gswarstad@bowmancg.com**

UP14-02
Attachment 3: Aerial Photo
April 2, 2014

Click mouse to move map



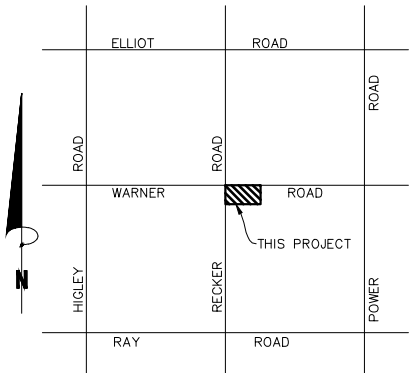
NOTES:

1. FIRE LANES SHALL BE MARKED BY SIGNS PER T.O.G. DETAIL #63 AND/OR CURB PAINTED RED AND LABELED "FIRE LANE NO PARKING".

LEGEND

- UTILITY POLE
DOWNGUY
TELEPHONE RISER
ELECTRIC PAD
STREET LIGHT
PARKING LOT LIGHT
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
STOP SIGN
RIGHT-OF-WAY
BACK OF CURB
SIDEWALK
BUILDING SETBACK LINE
LANDSCAPE SETBACK LINE
FIRE LANE

UP14-02
Attachment 4: Site Plan
April 2, 2014



VICINITY MAP
N.T.S.

PROJECT NARRATIVE

CLASSICS AND FINE ARTS (CAFA) HIGH SCHOOL IS A NEW PUBLIC CHARTER SCHOOL LOCATED ON 9.0 ACRES AT THE SOUTHEAST CORNER OF WARNER ROAD AND RECKER ROAD. THE SCHOOL IS COMPRISED OF ONE, 2-STORY BUILDING CONTAINING 29 9-12 CLASSROOMS. ALSO LOCATED IN THE BUILDING WILL BE ONE DANCE ROOM, ONE MUIPPURPOSE ROOM (LUNCH ROOM), A KITCHEN, AND 10-12 OFFICES. THE NEW BUILDING ALSO HAS A 500 SEAT AUDITORIUM. INGRESS/EGRESS HAS BEEN PROVIDED WITH NEW DRIVEWAY ENTRANCES ON WARNER ROAD AND RECKER ROAD. INTERNAL DRIVES AND PARKING HAVE ALSO BEEN CREATED TO PROVIDE GOOD TRAFFIC CIRCULATION THROUGHOUT THE SITE. THIS PROJECT WILL BE DESIGNED UTILIZING LDC REQUIREMENTS.

PROJECT DATA

SITE AREA: 390,757 S.F./8.9705 ACRES (GROSS)
310,780 S.F./7.1345 ACRES (NET)

BUILDING AREA:

TOTAL: 61,580 S.F.
FIRST FLOOR: 35,762 S.F.
SECOND FLOOR: 25,818 S.F.

REQUIRED PARKING: 203 SPACES

(29 CLASSROOMS X 7 SPACES/CLASSROOM)

PARKING PROVIDED: 203 SPACES

EXISTING ZONING: COMMUNITY COMMERCIAL (CC)

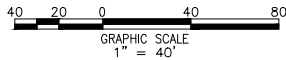
PARCEL NUMBER: 304-29-007C

DEVELOPER:

AMERICA CHARTER DEVELOPMENT, LLC.
775 WEST 1200 NORTH, SUITE 100
SPRINGVILLE, UT 84663
PHONE: (801) 489-9535
CONTACT: JENNIFER LIND

CIVIL ENGINEER:

BOWMAN CONSULTING
1295 W. WASHINGTON STREET
SUITE 108
TEMPE, AZ 85281
PHONE: (480) 629-8830
ENGINEER: TROY PETERSON P.E. AZ REG NO 32334
CONTACT: GEORGE SWARSTAD



Bowman
CONSULTING

Bowman Consulting Group, Ltd.
1295 West Washington St.
Ste 108 Tempe, Arizona 85281

Phone: (480) 629-8830

www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

PRELIMINARY SITE PLAN

CAFA HIGH SCHOOL/AUDITORIUM

SEC WARNER ROAD & RECKER ROAD

GILBERT, ARIZONA MARICOPA COUNTY

9853-01
PROJECT NUMBER

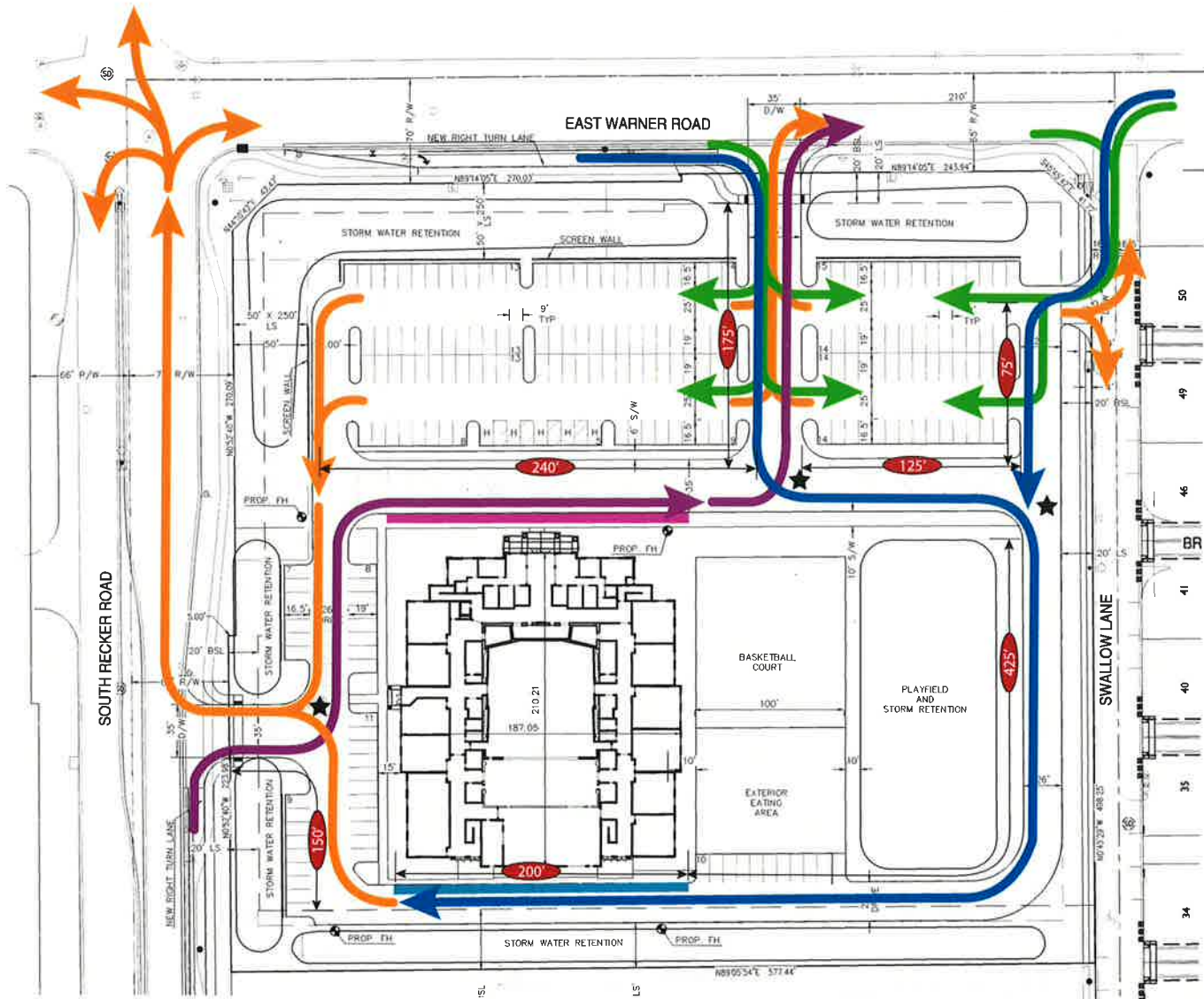


PLAN STATUS

DATE	DESCRIPTION
GS	JAW
DESIGN	GS
DRAWN	CHKD
SCALE	1"=40'
JOB No.	9853-01-001
DATE :	02/05/14

SP-1

SHEET 1 OF 1



LEGEND

- Student Drop-off/Pick-up Circulation
- Student Drop-off/Pick-up Area
- Bus Circulation
- Bus Drop-off/Pick-up Area
- Student Circulation
- Exiting Traffic
- ★ Traffic Monitor



Figure 5: Circulation Plan

USE PERMIT
FOR
CAFA (CLASSIC AND FINE ARTS)
HIGH SCHOOL/AUDITORIUM

PROJECT NARRATIVE

Submitted to
Town of Gilbert
Planning Division
90 E Civic Center Drive, Gilbert, AZ 85296
480-503-6700

Prepared for:
American Charter Development
775 West 1200 North, Suite 100
Springville, UT 84663
801-489-9335
Contact: Jennifer Lind

Prepared by:
Bowman Consulting Group, Ltd.
1295 W. Washington St., Suite 108
Tempe, Arizona 85282
480-629-8830
Contact: George Swarstad

BOWMAN Project No. 9853
January 2014

I. INTRODUCTION

CAFA (Classic and Fine Arts) High School/Auditorium is located on an approximately 7-acre parcel, located on the southeast corner of Recker and Warner Roads in Gilbert, AZ. The proposal is for a special use permit approval to allow a public charter school to be established on the site.

Currently the property is vacant parcel in northeast Gilbert. This use permit would allow the site to be developed as a public charter school which would complement the adjacent developed western corners and nearby educational facilities and residential developments.

CAFA High School/Auditorium is a new public charter school comprised of one 2-story building containing 29 classrooms for grades 9-12 and a 500 seat auditorium. The school will also contain a multi-purpose room (lunch room), dance room, a kitchen, and 10-12 offices. CAFA High School will complement the adjacent CAFA Elementary Charter School located at the southwest corner of Recker and Warner Roads.

School hours are proposed to be between 8am and 4pm with occasional activities being held after school. This facility is capable of enrolling 30 students per classroom. CAFA plans to open the school year in the new facility with 500 students and achieve a significant wait list. CAFA intends to reach a full enrollment of 800 students by its third year of operation in the new facility.



II. CAFA BACKGROUND

CAFA Inc. established the first K-12th grade school July of 2003 with a vision to provide a well-rounded, rigorous academic environment combined with a dynamic performing arts program that exposes each child, K-12, to the arts. A school was needed to give students without financial means a chance to experience areas of the performing arts that might be overlooked in other school's curriculums. Since that time, CAFA has opened three more K-12th grade schools.

The CAFA performing arts program was designed to provide a means for students who love the Fine Arts to be productive citizens in the community. Courses in Musical Theater and Drama have opened the door for their students to have opportunities to perform in local productions in the East Valley. Research has shown that students who receive an arts-integrated curriculum academically out-perform students who do not receive an arts-integrated curriculum. Combining the Arts with core classes produces students with a creative and higher order of thinking in all areas.

CAFA sets high standards in order to prepare their students to become lifelong learners who lead productive and successful lives. To this end, their Mission is devoted to scholarly learning inspiring performing arts that embrace their entire community. They strive to take our students to the highest level of personal academic achievement and fine arts accomplishment by basing their instructional system on research, standards, and best practice in both areas. Through curriculum and methods of delivery in academic content areas, they will impart the academic skills that will be required of their students for success in life. Through their curriculum in fine arts they will impart self-esteem, self-discipline, cooperation, self-motivation, and social skills necessary for success in life.

The charter holder, Evelyn Taylor, assisted in starting one of the first charter schools in Arizona in 1995. She is a businesswoman with expertise in charter school management. Her experience, dedication, excellent staff and highly qualified teachers have created the perfect balance in establishing and maintaining the Learning Foundation and Performing Arts Schools.

III. SURROUNDING PROPERTIES

Surrounding the site, across Recker Road, to the west is the Cooley Station north community as well as the CAFA Elementary school located at the southwest corner of the intersection. To the south and east is an unfinished subdivision called Copper Ranch, zoned for commercial and for high density residential. Directly to the north, across Warner Road, are active agricultural fields which are zoned for business park on the northeast corner and single family residential at the northwest corner of Warner and Recker Roads.

The Town of Gilbert currently provides water and sewer to the site via existing lines as well as emergency services. Electricity is provided by SRP.

The development will be served by public streets per the typical street standards of the Town of Gilbert along Recker and Warner Roads. Connections to the neighborhoods to the south will not be utilized to prevent cross traffic.

IV. GENERAL PLAN COMPLIANCE

The General Plan for the site is designated Community Commercial. The proposed development matches the General Plan by proposing a project that provides needed community services to the area. This project is in character with the goals and policies of the General Plan which seek to create a destination and a gateway into Gilbert with diversity and mixed-uses to for the Town.

V. ZONING

The site is currently a vacant agriculture site with Community Commercial zoning. The proposed development seeks to allow a charter school to be permitted on the site by way of a special use permit. The development will be designed to be compliment the nearby residences and further add other educational opportunities to the area for students in grades 9 through 12.

VI. CIRCULATION

The project is proposed to be access via Warner and Recker Roads where right turn lanes will be added to access the site. Access to the site via Recker Road shall be limited to a right in, right out access only. Access to the site will also occur via Swallow Lane to the east. Substantial parking areas will be located adjacent to Recker and Warner Roads. In addition to the parking areas, areas for pick up and drop off stacking will wrap around the entire property to remove cars from stacking along Recker and Warner Roads.